

# COMMUNITY DEVELOPMENT

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OCTOBER/NOVEMBER 2017

## DEVELOPMENT PROJECTS

### **Broadway + Acoma Lofts | 3401 South Broadway**

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- Construction continues.
- **The South building is 100% leased with an anticipated move in of November 15.**



### **1050/1090 West Hampden Avenue**

Projects: 1050 West Hampden Avenue – 52,000 square foot Earth Treks climbing/fitness facility  
1090 West Hampden Avenue – 650 units of indoor self-storage

- An interior demolition permit has been issued for 1050 West Hampden Avenue and a building permit has been issued for 1090 West Hampden.
- The owner has submitted for a Planned Unit Development.
- A neighborhood meeting on the application was held in August.
- **The applicant revised the first PUD application. A second neighborhood meeting was held on October 11, 2017.**

## 600 West Bates Avenue

Project: Artist Studio

- Building permit has been issued.
- Site work continues.
- **Construction on the building has begun.**



## 3555 South Clarkson Street

Project: 6-story assisted living and memory care facility

- A building permit is currently under review.
- Foundation permit was approved on June 23, 2017.
- **Foundation and building permits are under review.**

## William's Jewelers | 5095 South Broadway

Project: New retail building for jewelry store

- Construction is nearing completion.
- **The grand opening is expected in November, date TBD.**





### 3325 South Santa Fe Drive

Project: Indoor self-storage facility

- Plans have been submitted for review.
- **A subdivision has been submitted and is currently under review.**
- **The former London Motel buildings have been demolished.**



### Iron Works Village | 601 West Bates Avenue

Project: 136 townhomes, condominiums, and single-family, for-sale units

- Site work has begun.
- **Foundations are being poured.**
- **One duplex and one townhome are presold; one single-family house, one duplex, and seven townhomes are reserved.**



### 3576 South Logan Street

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Site work has begun.
- **Construction has begun.**



### 2323 West Baker Avenue | Former Colorado's Finest Alternative High School

- The former school building has been demolished, and Englewood school officials indicate the 3.5 acre property will be seeded and irrigated. The school district has no immediate plans to sell or develop the property.

### Craig Hospital | 851 East Hampden Avenue

Project: New Parking Structure

- Site work has begun.
- **Construction has begun.**



### **Hilltop Flats | 3800 South Broadway**

Project: First floor retail; 2 story residential; comprising 9 apartment units

- A building permit was applied for on August 31, 2017 and is currently under review.

### **Medical Office Building | 506 East Hampden Avenue**

Project: A proposed multi-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking-offering valet parking and 325+ parking spots in a covered structure.

- A neighborhood meeting was held on August 24, 2017.
- **A formal PUD application submittal is anticipated prior to the end of the year.**

## **BOARDS AND COMMISSIONS**

### **Alliance for Commerce in Englewood**

- At the October 4 meeting, ACE met with Englewood Code Enforcement to learn about the role and activity of this functional area. ACE discussed goals for the ambassador/visitation program.
- At the November 1 meeting, ACE met with Englewood's Revenue Manager to learn about business licensing. ACE discussed their interest in establishing a business recognition program based on business longevity.

### **Board of Adjustment of Appeals**

- On October 11, the Board granted a variance for a pergola to be located in front of the rear building line of the principal structure. Property Address: 4300 South Lipan Street
- On November 8, the Board denied a variance to exceed the maximum height of an other accessory structure by one foot. Property Address: 2216 East Dartmouth Circle

### **Englewood Urban Renewal Authority**

- On November 8, the Board of Commissioners approved the Authority's 2018 budget.

### **Keep Englewood Beautiful**

- Household Hazardous Waste Round-up was held on September 9 and 16, with a record 564 people dropping off hazardous materials and electronic waste.
- Two Leaf and Tire collections held on Sunday, October 29 and November 5 at Mountain States Wood Recycle, 2300 West Radcliff Avenue. The final collection is scheduled for November 12, 10am – 2pm.

### **Historic Preservation Commission**

- The Commission drafted their Bylaws and mission statement at the September 20 and October 18 meetings.

### **Planning & Zoning Commission**

- A study session on short-term rentals was held on September 19, 2017.
- An open house/workshop, to gather additional public input on accessory dwelling units, is scheduled for Tuesday, November 14, 5:30 pm – 8:30 pm, in the Community Room.



## SPECIAL PROJECTS

- **Broadway-Mansfield Enhanced Safety Crossing Project:** Preliminary design work has been completed. Plans are being made to reach out to adjacent property and business owners.
- **Healthy Corridors:** Englewood (and the South Broadway Corridor) was selected by the Urban Land Institute (ULI) for assessment as part of its national Healthy Corridors Initiative.
  - The local leadership committee, comprised of staff, Englewood community members, and ULI staff, met on September 21 to finalize details for the local workshop being held on Tuesday, October 10. A national panel of experts will conduct an assessment of the Corridor in early 2018.
  - **The local workshop held on Tuesday, October 10 assessed the challenges and opportunities within the Corridor.**
  - **The local leadership committee met on November 6 to develop study questions for the national panel and discussed possible dates in early 2018 for the panel to conduct a workshop in Englewood.**



Brad Power, Community Development Director  
presenting at October 10 workshop

## BUSINESS NEWS

### New Businesses

Business	Address	Business Type
BTM Automotive	3997 S Mariposa St	Auto Repair
D Auto Body and Paint	1950 W Union Ave # A11	Auto Repair
Davidsons Motors	4804 S Broadway	Used Only Auto Dealer
Skewer	3484 S Broadway	Restaurant

IGWG Auto Repair	2350 W Bates Ave	Auto Repair
The Guild	3435 S Inca St Unit C	Real Estate
Spirit Halloween Superstores	705 W Hampden Ave	Misc Specialty Retail Store
Chuey FU's Latin Asian Grub	2950 S Broadway Unit B	Restaurant
T-MOBILE	5050 S Federal Blvd Unit 32	Misc Specialty Retail Store
Hamburger Stand	3100 S Broadway	Fast Food Restaurant

## Business Workshops and Training

- Englewood partners with the Aurora-South Metro Small Business Development Center to provide training and one-on-one consulting. **To register for training or consulting, please call 303.326.8686. Upcoming opportunities include:**
  - **One-on-One Small Business Consulting: November 16 and December 21.**
- Englewood partners with the Greater Englewood Chamber of Commerce
  - **SCORE is hosting a training on Customer Relationship Management and Marketing Growth Strategies on November 29 in Englewood. More information on the training is available at the following link: <https://www.score.org/event/customer-relationship-management-and-marketing-growth-strategies>**

## Economic Development Grants

- **Business Initiation Grant**
  - **Approved: DartMania - \$2,500 to fund lighting and electrical service enhancements.**
  - **Approved: Colorado Community Media – \$2,500 to fund workstations for this relocating business.**
- **Business Acceleration Grant**
  - **Approved: Erica's Skin Care - \$5,000 to fund the conversion of a storage room into commercial space. The space will be used by a new Pilates studio.**

## Other Business

- **750 West Hampden: Colorado Community Media will relocate its offices from Highlands Ranch to Englewood. This relocation involves 37 employees and a lease of approximately 4,750 square feet in the Hampden Office Center.**
- **3475 South University: LuLu's Furniture and Design will relocate from the Highlands in Denver to Kent Place in February 2018.**
- **3484 South Broadway: Skewers Restaurant is open.**
- **3396 South Broadway: Table Top Tab is expected to open in November.**
- **160 East Girard Avenue: Black Cabin Printing Press is now open.**
- **2950 South Broadway: [Chuey Fu's Asian Grub](#) is now open.**
- **3495 South Broadway: El Tepehuan is now open.**
- **3421 South Broadway: One Barrel Bistro is expected to open early 2018.**
- **2749 South Broadway: Hair Salon is finalizing tenant finish plans and remodel will be underway shortly.**
- **101 West Floyd Avenue: Mac Outlet and Felt is on the market for sale.**
- **200 West Belview Avenue: The K-Mart store is scheduled to close in mid-November. Staff is working with the property owner to redevelop or re-tenant this high profile property.**

## City of Englewood, Colorado Building Division Monthly Report - October 2017

No. Permits	Number October 2017	Number October 2016	Number October 2015	Number October 2014	Year To Date October 2017	Year To Date October 2016	Year To Date October 2015	Year To Date October 2014
Accessory	28	56	146	330	318	687	1,254	2,017
Building	63	43	33	41	489	426	388	312
Demo	10	0	3	4	70	42	40	24
Electrical	55	79	57	54	624	631	538	550
Mechanical	37	40	28	33	377	363	280	259
Plumbing	24	33	24	24	268	296	253	215
<b>Total</b>	<b>217</b>	<b>251</b>	<b>291</b>	<b>486</b>	<b>2,146</b>	<b>2,445</b>	<b>2,753</b>	<b>3,377</b>
<b>Inspections</b>								
Building	243	614	446	777	2989	3,680	3,510	3,044
Demo	5	5	4	0	55	43	21	18
Electric	227	320	199	202	2254	2,738	2,138	1,935
Mechanical	92	110	57	98	1022	1,064	852	779
Plumbing	117	151	119	120	1092	1,404	1,187	999
<b>Total</b>	<b>\$684</b>	<b>1,200</b>	<b>825</b>	<b>1,197</b>	<b>\$7,412</b>	<b>8,929</b>	<b>7,708</b>	<b>6,775</b>
<b>Valuation</b>	<b>\$5,391,114</b>	<b>\$5,082,128</b>	<b>\$1,737,761</b>	<b>\$10,414,957</b>	<b>\$82,117,350</b>	<b>\$81,919,477</b>	<b>\$98,554,689</b>	<b>\$112,892,496</b>
<b>Fees</b>								
Licenses	\$8,600	\$12,500	\$12,125	\$15,550	\$113,575	\$119,325	\$108,726	\$111,525
Permit Fees	\$53,508	\$48,418	\$45,982	\$95,666	\$562,389	\$655,164	\$695,896	\$688,079
Plan Ck	\$43,743	\$6,812	\$10,099	\$82,708	\$421,306	\$205,669	\$238,962	\$185,435
Use Tax	\$91,699	\$91,242	\$59,461	\$184,716	\$1,446,536	\$1,109,137	\$1,843,139	\$1,474,130
<b>Total</b>	<b>\$197,550</b>	<b>\$158,972</b>	<b>\$127,667</b>	<b>\$378,640</b>	<b>\$2,543,806</b>	<b>\$2,089,295</b>	<b>\$2,886,723</b>	<b>\$2,459,169</b>